

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

**Guide Price £50,000**

Compound Nr Quoit Farm, St Columb, Cornwall TR9 6HY

Approx. 0.18 Acres  
(0.07 Hectares)

# Summary

- Concrete surfaced yard
- Secure fenced and gated site
- Rural position but good access to A30 and A39
- Close proximity to the Aerohub
- Partly leased to Cornwall Wildlife Trust until 2026
- Best and Finals running until 30<sup>th</sup> October 2023.

## Location:

This compound is situated in a rural location between St Columb Major, Indian Queens and Roche. There is good access to the A30, which is only 1.7 miles distant, along with the towns of Newquay (8 miles), Truro (15 miles), Bodmin (14 miles) and St Austell (11 miles). The site is also well positioned for the A39 (Atlantic Highway) which runs along the North Cornwall and Devon coastlines.

## Description:

The compound is a securely fenced and gated yard that benefits from the installation of a hard standing as well.

The site is well located, in close proximity to the A30, Airport and Newquay however, it benefits from being discreetly tucked away.

A lease to the Cornwall Wildlife Trust on part of the land is currently in place until 2026. The area leased is highlighted in blue on the plan below.

The property will have an overage of 50% for 80 years on any residential development.

## Accommodation:

	hectares	acres
<b>Total</b>	0.07	0.18

## Services:

We understand that mains electricity, water and drainage are available to the yard, however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

N/A

## Planning:

Pre-application for B2, B8 and E uses has been sought, the application reference is PA22/01415/PREAPP.

## Business rates:

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The area of land is available by way of a freehold sale.

## Legal fees:

Each party to pay their own legal fees within this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

### Morwenna Pound

Tel: **07917 916546**

Email: [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com)

### Molly Bettles

Tel: **07552 190976**

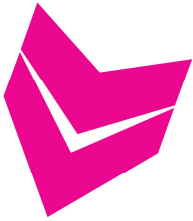
Email: [mbettles@vickeryholman.com](mailto:mbettles@vickeryholman.com)

### Truro Office

Walsingham House, Newham Road, Truro,  
Cornwall, TR1 2DP

\*Boundary outlined in red  
\*Leased area outlined in blue hatch





Property Address  
Compound Nr Quoit Farm, St Columb, Cornwall

Ref: 107165  
Date: 04/10/2023

Informal Tender Form

**To be received (sealed) before 12 noon on the 30<sup>th</sup> October 2023 by email, clearly marked:  
'FAO Morwenna Pound, Tender for Compound Nr Quoit Farm, St Columb, Cornwall'.**

Conditions:

- The vendors do not undertake to accept the highest or any other offer.
- Offers must be for a fixed sum and not escalating amount, (ie '£5 more than other offers')
- The successful bidder will be expected to exchange contracts within one month of acceptance of their bid, unless otherwise agreed.
- Offers sent by email or received after the stipulated time and date will not be considered.
- This form must be completed in full and any supported information requested attached.
- All offers are subject to contract.

Name: .....

Company Name: .....

Address: .....

..... Post code: .....

Contact number: ..... Email: .....

**Offer amount (figures and words): £..... (.....Pounds)**

**Purchasing position – please indicate with a tick**

Offer dependent upon the sale of an existing property, if so please give further information

.....  
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.....  
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Offer not dependent upon the sale of another property

**Financial position**

If this will be a cash purchase please attach proof of finance.

If this purchase is subject to a loan or mortgage please attach a copy of your Agreement in Principle.

**Solicitor's details:**

Name: .....

Company Name: .....

Address: .....

..... Post code: .....

Contact number: ..... Email: .....

Is there anything else we should be aware of?

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I confirm that I have answered fully and honestly to the best of my knowledge, and have read and agreed to the conditions overleaf.

Signature: .....

Dated: .....

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